

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Wetherby

2. Location: Sussex County

3. Parcel Identification #: 2-34-10-16

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Springfield Self Storage, L.P.

Address: 4 East Lake Drive

City: Rehoboth

State: DE

Zip: 19971

Phone: 302-227-9282

Fax: 302-226-3399

Email: gu@verizon.net

6. Applicant's Name: River Basin Engineering

Address: 724 Yorklyn Road, Suite #300

City: Hockessin

State: DE

Zip: 19707

Phone: 302-234-1850

Fax: 302-234-1853

Email: rbe-redclay@riverbasineng.com

7. Engineer/Surveyor Name: River Basin Engineering

Address: 724 Yorklyn Road, Suite #300

City: Hockessin

State: DE

Zip: 19707

Phone: 302-234-1850

Fax: 302-234-1853

Email: rbe-redclay@riverbasineng.com

8. Please Designate a Contact Person, including phone number, for this Project: **Andrew Hayes 302-234-1850**

Information Regarding Site:

9. Area of Project(Acres +/-): 64.98

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☐ Environmentally Sensitive
☐ Secondary Developing ☒ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A

12. Present Zoning: AR-1

13. Proposed Zoning: N/A

14. Present Use: Agricultural farming

15. Proposed Use: Residential housing

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
 Agricultural

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

Low Density ☒

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
 Service Provider Name: No CPC signed yet

What is the estimated water demand for this project?

How will this demand be met?

19. Wastewater: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)
 Service Provider Name:

20. If a site plan please indicate gross floor area: N/A

21. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: 92 Gross Density of Project: 1.42 Net Density 1.79

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:

Number of renter-occupied units: 0

Number of owner-occupied units: 92

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

X First-time homebuyer – if checked, how many units

X Move-up buyer – if checked, how many units

X Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0
Square Feet: 0

Proposed Use: % of Impervious Surfaces: 30.1
Square Feet: 849,095.76

25. What are the environmental impacts this project will have? Removal of trees, clearing and grubbing operations, earthwork operations, and light building construction.

How much forest land is presently on-site? 16.37 acres How much forest land will be removed? approx. 8 acres

Are there known rare, threatened, or endangered species on-site? ☐ Yes X No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No Panel 340 – Zone X

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 5.43

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No Stormwater Outfall

28. Are there streams, lakes, or other natural water bodies on the site? X Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? X Yes ☐ No Polly Prettyman Branch

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe : Stormwater Management Outfalls and Drainage Features.

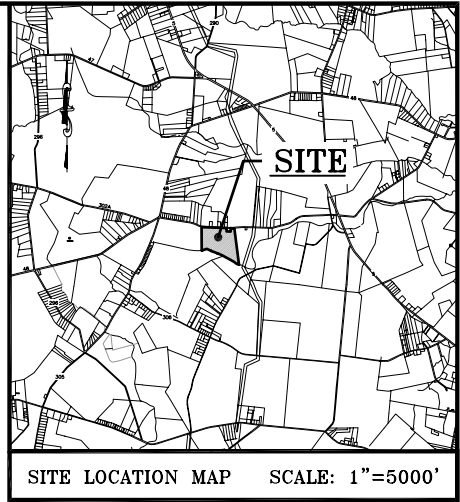
<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>30. List the proposed method(s) of stormwater management for the site: Retention Pond(s)</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Polly Prettyman Branch</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 10.05 Acres or 437,805.28 Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, stormwater management</p> <p>Where is the open space located? Around stormwater management areas in southwest and southeast corners of site.</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Erosion and Sediment Basin(s) and Retention Pond(s)</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 268 trips/day</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? less than 1%</p>
<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Harmon's Hill Road (County Road #232) 20 Ft. wide, 2 Lane</p>

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Along common property lines. Yes, willing to discuss making these connections.
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Cemetery, in Open Space Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them: Typical Building Construction Waste
44. Please make note of the time-line for this project: Six year build out.
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of property owner or contract buyer </div> <div style="width: 45%;"> _____ Date </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of Person completing form (If different than property owner) </div> <div style="width: 45%;"> _____ Date </div> </div>
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.










NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE CONCEPTUAL SITE LAYOUT FOR THE PRELIMINARY LAND USE SERVICE (PLUS). THE CONCEPTUAL SITE LAYOUT INCLUDES DELINEATION OF LOTS, STORMWATER MANAGEMENT AREAS, ROAD RIGHT-OF-WAY, OPEN AREAS, WETLANDS, AND WASTEWATER TREATMENT AREAS.



SITE DATA

OWNER/DEVELOPER:	SPRINGFIELD SELF STORAGE, L.D. 4 EAST LAKE DRIVE, REHOBOTH BEACH, DELAWARE 19971 302-227-9282 FAX 302-226-3399		
TAX MAP NO.:	2-34-16-27		
DEED REF.:	PLOT BOOK 70, PAGE 231 AND PLOT BOOK 46, PAGE 335.		
AREA OF PARCEL:	64.98 ACRES ±		
ZONING:	AR-1: AGRICULTURAL RESIDENTIAL DISTRICT		
FLOOD PLAINS:	NONE OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA MAP# 10005C0511 F, DATED JUNE 16, 1995.		
DENSITY COMPUTATIONS:			
	SITE AREA	64.98 ACRES ±	
	WETLANDS	5.43 ACRES ±	
	ROAD RIGHT-OF-WAY	<u>8.11 ACRES ±</u>	
	NET DEVELOPMENT AREA	51.44 ACRES ±	
	1.79 UNITS PER ACRE	2 UNITS ALLOWED	
LAND USE	OPEN SPACE:		
	COMMON/REC. AREA	5.37 ACRES ±	8%
	SEWAGE TREATMENT AND DISPOSAL FACILITY	<u>7.22 ACRES ±</u>	<u>11%</u>
		12.59 ACRES ±	19.5%
	LOTS	44.28 ACRES ±	68%
	ROAD RIGHT-OF-WAY	<u>8.11 ACRES ±</u>	<u>12.5%</u>
SURVEYOR:	RIVER ENGINEERING, RED CLAY DIVISION STONE MILL OFFICE COMPLEX 724 YORKLYN ROAD, SUITE #300 HOCKESSIN, DE 19707		

LEGEND		
EXISTING	OBJECT	PROPOSED
	DRIVE/ROAD	N/A
	PROPERTY LINE	
	ROW	
LOT 15	LOT NUMBERS	
N/A	LOT LINE	
	TREES	N/A
	TREELINE	N/A

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REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE

ENGINEER:	ACH
DESIGNER:	JBS
DRAFTER:	JCT
CHECKED BY:	ACH
DATE:	12/03/04
SCALE:	1"=100'

WARNING

0 1/2 1

IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE



RBE - RED CLAY DIVISION
724 YORKLYN ROAD - SUITE 300
HOCKESSIN, DE 19707
PHONE: (302) 234-1850
FAX: (302) 234-1853
www.riverbasineng.com

PLUS CONCEPT PLAN

WETHERBY
URQUHART & COMPANY
SUSSEX COUNTY DELAWARE

PROJECT NO:
0225-0402

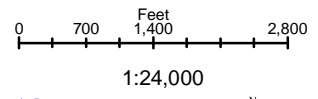
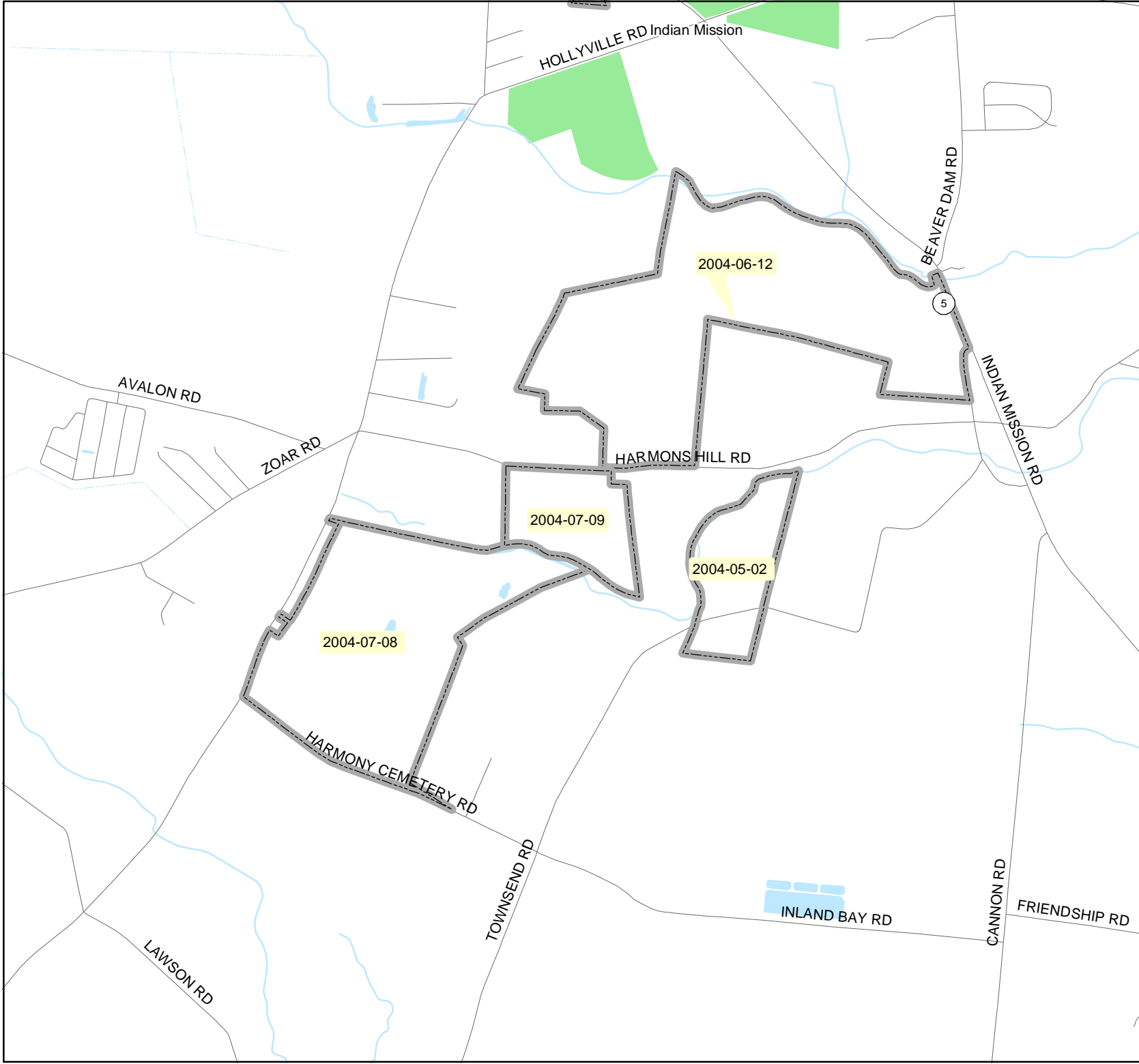
DRAWING:
C-1

SHEET:
1 of 1

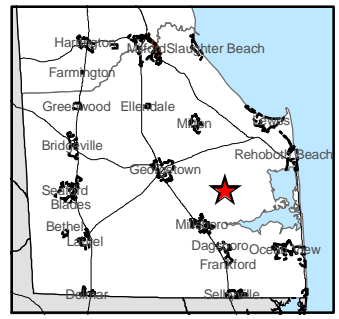
Preliminary Land Use Service (PLUS)

Wetherby
2004-07-09

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



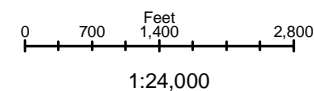
Produced by the Delaware Office of
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www.state.de.us/planning



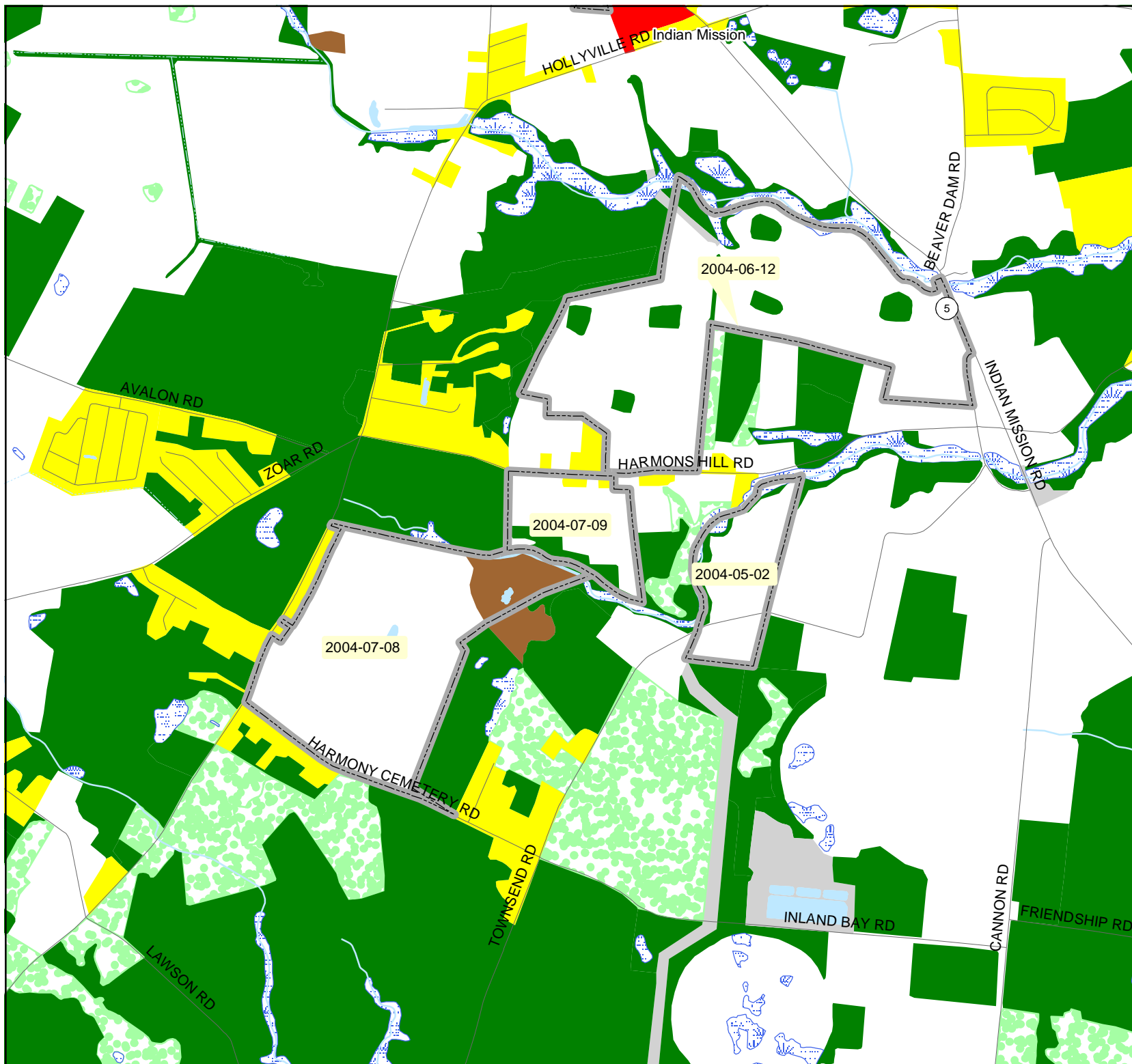
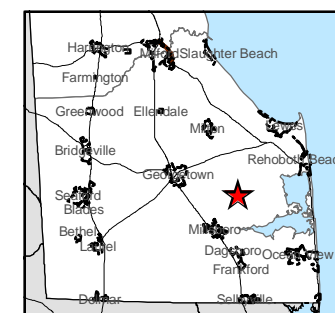
Preliminary Land Use Service (PLUS)

Wetherby
2004-07-09

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



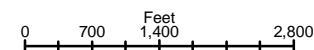
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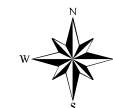
Preliminary Land Use Service (PLUS)

Wetherby
2004-07-09

2002 False-Color
InfraRed Orthophotography



1:24,000



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State Planning Coordination.
www.state.de.us/planning

